



## **PLANNING DIRECTOR'S HEARING AGENDA**

**WEDNESDAY, March 22, 2006**

9:00 a.m.  
City Council Chambers  
City Hall

200 East Santa Clara Street  
San Jose, California 95113-1905

### **Hearing Officers**

**Jean Hamilton, AICP, Principal Planner**

**Susan Walton, Principal Planner**

**Joseph Horwedel, Acting Director  
Planning, Building, and Code Enforcement**

## NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 535-7800 (VOICE), 294-9337 (TTY) at least two days, (48 hours) before the meeting. If you requested such an accommodation and have not already identified yourself to the technician seated at the staff table, please do so now. If you did not call in advance and do now need assistance, please see the technician.

## NOTICE TO THE PUBLIC

Good morning, this is the Planning Director's Hearing of **March 22, 2006**. My name is \_\_\_\_\_ and I am the Hearing Officer for today's agenda. On behalf of the Planning Director, I would like to welcome you to this Public Hearing. Please remember to turn off all cell phones and pagers. A copy of the agenda is available on the table by the door for your convenience. A validation machine is available up the stairs at the rear of these chambers for parking tickets for the garage underneath City Hall.

The procedure for this hearing is as follows:

- Hearing Officer will identify the project as described on the agenda
- Staff report
- After the staff report, applicant and/or representative will have up to 5 minutes to speak and should make themselves known as their item comes up by approaching the microphone and identifying themselves and stating their home address, or just wave from the audience if you do not wish to speak
- Public testimony of up to 2 minutes, either for or against the project. Please state name and home address for the record
- After the public testimony, the applicant may make closing remarks of up to 5 minutes
- The Hearing Officer may ask questions of the speaker
- The public hearing will then be closed and the Hearing Officer will take action on the item. The Hearing Officer may request staff to respond to the public testimony, ask staff questions, and discuss the item

**If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.**

**The Planning Director's action on these agenda items is final when the permit is signed and mailed, unless the permit is appealed.** The Planning Director's actions are appealable in accordance with the requirements of Title 20 of the Municipal Zoning Code.

**Note:** If you have any agenda changes, please contact Gina Robles ([gina.robles@sanjoseca.gov](mailto:gina.robles@sanjoseca.gov)).

## **AGENDA**

### **ORDER OF BUSINESS**

#### **1. DEFERRALS**

Any item scheduled for hearing this morning for which deferral is being requested will be taken out of order, to be heard first on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify the items to be deferred and then ask for comments from the audience. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed to be deferred.

**The matter of deferrals is now closed.**

#### **2. CONSENT CALENDAR**

##### **NOTICE TO THE PUBLIC**

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by the Director of Planning, staff, or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please come to the podium at this time.

- a. PD05-065. Planned Development Permit** to construct a 33,555 square foot neighborhood commercial center on a 2.51 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Senter Road, approximately 200 feet northwesterly of Quinn Avenue (2266 Senter Road) (Green Valley Corporation, dba Barry Swenson Builder, Owner). Council District 7. SNI: Tully/Senter. CEQA: Mitigated Negative Declaration (File No. PDC04-111). **Deferred from 3/8/06.**
- b. PT06-007. Planned Tentative Map** to reconfigure one parcel into 1 lot for 20 condominium units at an existing industrial building on a 2.96 gross acre site in the A(PD) Planned Development Zoning District, located on the east side of Wool Will Drive, approximately 270 feet southerly of Wool Creek Drive (2230 Will Wool Drive) (Manoutchehr and Jaleh Movassate, Owners). Council District 7. SNI: Tully/Senter. CEQA: Exempt.
- c. TR06-021. Tree Rremoval Permit** for removal of one Monterey Pine tree 79 inches in circumference from the rear yard of a single-family residence in the R-2(PD) Planned Development Zoning District, located at/on the 325 Educational Park Drive (Christianson Evadean C Trustee, Owner). Council District 3. CEQA: EXEMPT.
- d. H05-054. Site Development Permit** to demolish an existing structure and construct a approximately 6,173 square-foot commercial building on a 0.48 gross acre site in the CP Commercial Pedestrian Zoning District, located on the north side of Alum Rock Avenue, approximately 260 feet westerly of King Road (1665 ALUM ROCK AV)

(Nguyen Binh T And Tran Helena H, Owner). Council District 5. SNI: Five Wounds/Brookwood Terrace. CEQA: Exempt.

- e. **TR05-093. Tree Removal Permit** to remove two Bolleana Poplar trees, greater than 56" in circumference, on a 0.12 gross acre site. in the R-1-8 Single-Family Residence Zoning District, located at 1876 Lanai Drive (Avila Maria, Owner). Council District 7. CEQA: Exempt.
- f. **PDA94-011-02. Planned Development Permit Amendment** to allow a 2-story addition and basement containing 948 square feet to an existing single-family residence containing 1,853 square feet for a total of 2,801 square feet on a 0.14 gross acre site in the A(PD) Planned Development Zoning District, located at the south side of Hillsdale Avenue approximately 600 feet east of Vista Park Drive (3447 Quarry Park Drive) (Stepovich Michael L, Owner). Council District 10. SNI: None. CEQA: Exempt.
- g. **PD05-070. Planned Development Permit** to allow construction of a wireless communication antenna along with a 300 square foot equipment structure in the A(PD) Zoning District, located on the northeast side of Lucretia Avenue approximately 500 feet southeast of Taji Drive (2072 LUCRETIA AV) (City of San Jose, Owner). Council District 7. SNI: Tully/Senter. CEQA: Exempt.

**The consent calendar is now closed.**

### **3. PUBLIC HEARING**

- a. **PD05-093. Planned Development Permit** request to construct one single-family detached residence on a 0.3 gross acre site in the CP(PD) Planned Development Zoning District, located on the north side of Elizabeth Street, approximately 200 feet easterly of Hope Street (Gross Robert J And Shelly C, Owner). Council District 4. SNI: None. CEQA: Exempt. **Deferred from 3/8/06.**
- b. The projects being considered are located on the east side of Monterey Highway, approximately 600 feet southerly of Umbarger Road (2774 Monterey Road), on a 2.93 gross acre site in the A(PD) Planned Development Zoning District (Manoutchehr and Jaleh Movassate, Owners; Trumark Companies, Developer). Council District 7.  
SNI: None. CEQA: Addendum to Mitigated Negative Declaration, File No. PDC00-051.
  - 1. **PD06-001. Planned Development Permit** to construct 72 single-family attached residences.
  - 2. **PT06-002. Planned Tentative Map** to subdivide one parcel into 6 lots for 72 residential condominium units.
- c. **PDA88-052-01. Planned Development Permit Amendment** to allow 112 square foot 2nd floor addition to an existing single-family residence, resulting a

48% FAR, on a 0.14 gross acre site in the A(PD) Planned Development Zoning District, located on the south side of Corbal Court, approximately 450 feet easterly of Ruby Avenue (3212 Corbal Court) (John And Diane Straetker Owner). Council District 8. SNI: None. CEQA: Exempt.

- d. The projects being considered are located on the northwesterly side of Lewis Road approximately 210 feet southwesterly of Garden Avenue (265 Lewis Road) on a 5.65 gross acres site in the A(PD) Planned Development Zoning District (Alfred A. and Carolyn Ferrari Trustee, et al, Owners). Council District 7. SNI: None. CEQA: Mitigated Negative Declaration, File No. PDC05-076.
  - 1. **PD05-056. Planned Development Permit** to construct 80 single-family residences (75 attached and 5 detached).
  - 2. **PT05-104. Planned Development Vesting Tentative Map** to subdivide 1 parcel into 81 lots for single-family condominium residential units.
- e. **PT05-113. Planned Development Tentative Map** to reconfigure 7 parcels into 9 lots for 163 single-family residential condominium units (70 detached and 93 attached) and 497 multi-family attached residential units (include 324 condominium units) and 16 commercial condominium units on a 29.5 gross acre site in the HI Heavy Industrial Zoning District, located at the southwest corner of Monterey Road and Goble Lane (2745 Monterey Road) (ROEM Development, Owner). Council District 7. SNI: None. CEQA: Goble Lane EIR Resolution No. 72877, File No. PDC02-066.

**This concludes the Planning Director's Hearing for March 22, 2006. Thank you.**

PLANNING DIRECTOR'S AGENDA ON THE WEB:  
<http://www.sanjoseca.gov/planning/hearings/default.asp>  
PUBLIC INFORMATION COUNTER  
(408) 535-7800 CITY OF SAN JOSE